

GRANGELAND PISTACHIOS AND OLIVES

317.3± Acres
Stanislaus County, California

\$6,250,000
(\$19,697/Acre)



- Golden Hills Variety Pistachios
- Arbosana High Density Olives
- Reservoir
- Cabin



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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

317± acres of pistachios and olives located in La Grange, California. The property is accessed off Lake Rd. through a private entrance. See map for legal access route. Property is shown by appointment only.

LOCATION

Property Address: 27554 Lake Road, La Grange, Ca 95329.

LEGAL

Stanislaus County APNs: 008-022-009, 010 & 020-008-018
Located in a portion of Section 1, Township 4S, Range 13E and a portion of Section 36, Township 3S, Range 13E, M.D.B.&M.

ZONING

Zone A-40 (General Agricultural – 40 acre minimum)
The property is not located within the Williamson Act.

PLANTINGS

56± acres planted to Arbosana variety olives planted in 2021, 12 x 4 spacing.
176± acres planted to Golden Hills variety pistachios in 2016 on UCB1 rootstock. 20x15 spacing.

Production available upon request.

WATER

The property has (1) 125 HP pump and well and (1) 1.5 HP domestic well.
There is also a 20± acre ft. storage reservoir with a 120 HP pump.

SOILS

See soils map included

BUILDINGS

There is one 3,300± sq. ft. shop located on the property.
There is a 720± sq. ft. residence that is currently employee occupied.

PRICE/TERMS

\$6,250,000 (\$19,697 per acre) cash at the close of escrow. Buyer to reimburse Seller for all cultural costs incurred toward the 2024 crop.

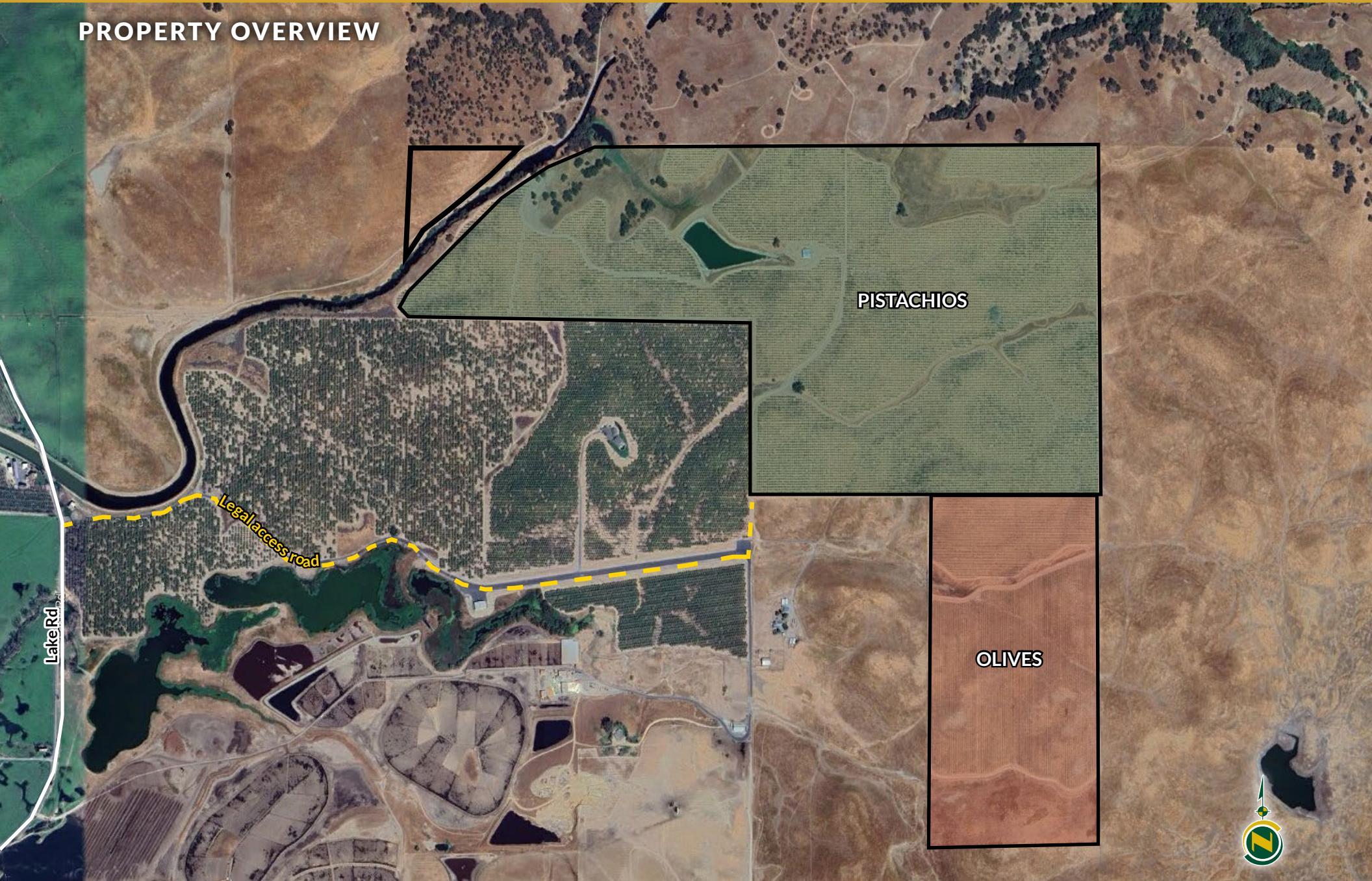


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PROPERTY OVERVIEW



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SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
CyD	Corning gravelly sandy loam, 15-30% slopes
WmD	Whitney sandy loams, 15-30% slopes
PeF	Pentz gravelly loam, 30-75% slopes
MtC	Montpellier coarse sandy loam, 8-15% slopes
CyC	Corning gravelly sandy loam, 8-15% slopes
WmD2	Whitney sandy loams, 15-30% slopes, eroded
MtD2	Montpellier coarse sandy loam, 8-15% slopes
AnA	Anderson gravelly fine sandy loam, 0-3% slopes
WmC	Whitney sandy loams, 9-15% slopes
DI	Dredge and some tailings
MtB	Montpellier coarse sandy loam, 3-8% slopes
PeD	Pentz gravelly loam, 8-30% slopes
W	Water

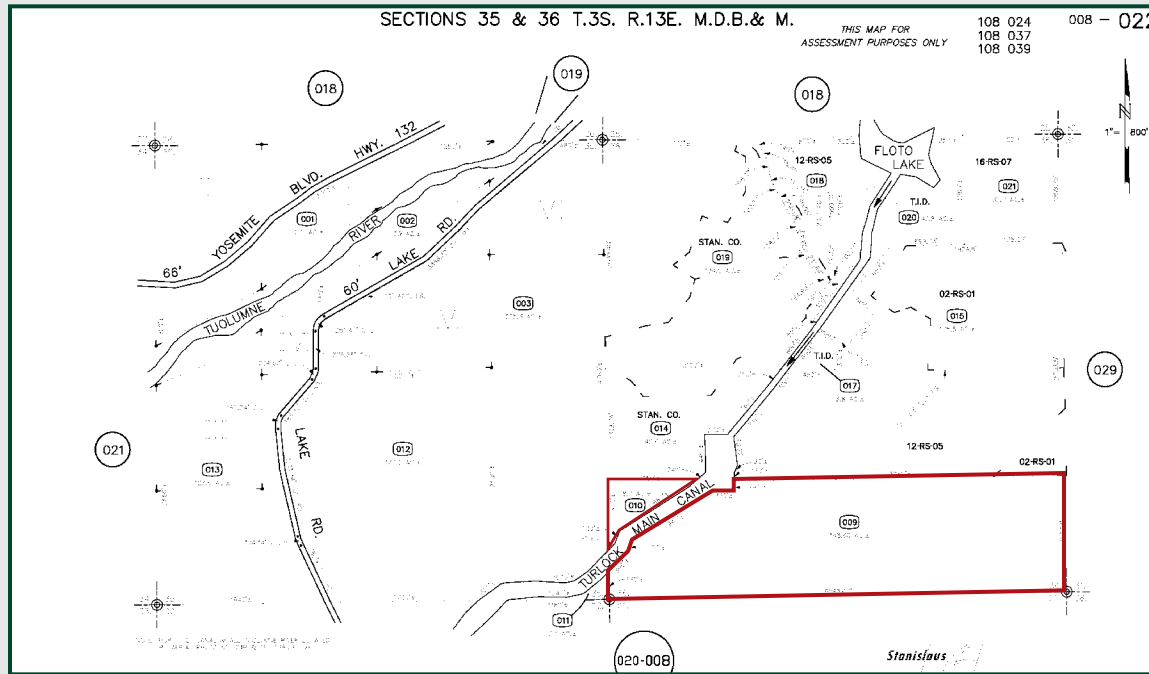


GRANGELAND PISTACHIOS AND OLIVES

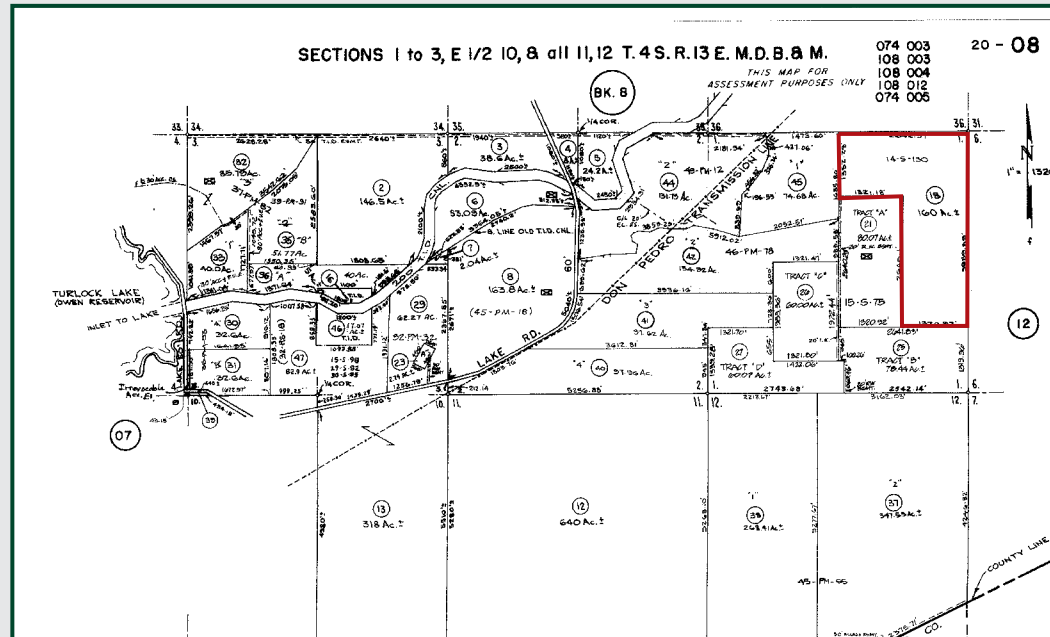
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PARCEL MAP



008-022-009,010



020-008-018

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PROPERTY PHOTOS



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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791
Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.